

Heritage Impact Assessment

GARNHAMS  
FARMHOUSE  
TANNINGTON

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## HERITAGE IMPACT ASSESSMENT

### **Garnhams Farmhouse, Tannington**

#### INTRODUCTION

001 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. *Conservation* is the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. *Significance* is derived not only from a heritage asset's physical presence but also from its setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset is important to understanding the potential impact of any proposal. What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Actions to conserve heritage assets need to be proportionate to their significance and to the impact on that significance.

Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to judge how its heritage values are vulnerable to change; to take the actions and impose the constraints necessary to sustain those values; and to ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it (*Conservation Principles*; Historic England 2008).

002 *Designated heritage assets* are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values. *Garnhams Farmhouse* is a building listed under the *Planning (Listed Buildings and Conservation Areas) Act (1990)* for its *special architectural or historic interest*. The report focuses on this building as a heritage asset that is affected by proposals which are the subject of an application for listed building consent. The report adopts a narrative format which describes what matters and why in terms of the significance of the affected heritage assets. The report also considers the potential impact of the proposals as part of a staged approach to decision-making concerning change that affects a heritage asset.

## ASSESSING HERITAGE SIGNIFICANCE

003 An assessment of the significance of a heritage asset and the impact of a proposal on that significance should be undertaken as a series of stages in which assessing significance precedes the design process. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.

004 The Secretary of State has a duty to compile a list of buildings of special architectural or historic interest as a guide to the planning authorities when carrying out their planning functions. The term *special architectural or historic interest* of a listed building is used to describe what is referred to as the heritage asset's significance. The building known as *Garnhams Farmhouse* was entered on the *List* in 1988 and is classified as a grade II listed building for being *of special interest and warranting every effort to preserve it*. The former farmhouse is a designated heritage asset for the purpose of planning policy.

Garnhams Farmhouse. 23.07.1988. II. Former farmhouse, now subdivided into two dwellings. Late C16; C17 wing to east forming L-shape plan. Timber-framed and plastered; roof of glazed black pantiles. Two-storey main range, one-and-a-half storey east wing. Scattered fenestration, C19 and C20 casements. North gable end of main range has C20 gabled porch with boarded door. East wing has gabled porch with C20 door, one flat-roofed dormer and two-storey rear addition of C19 date. Each range has an internal stack. Main range in four bays, the original layout obscure. Two bays of exposed joists, all set flat; one tie-beam set high and supported by secondary upper crucks (only one visible); some plain studding on upper floor. At south end is steeply-cambered tie beam and queen-post roof. Stack is later insertion. Later wing much modernised internally (NHLE 1352450).

005 The building known as *Tannington Hall* was entered on the *List* in 1955 and is classified as a grade II\* listed building for being *a particularly important building of more than special interest* (NHLE 1215204). The *Hall* is a designated heritage asset for the purpose of planning policy.

Tannington Hall. 29.07.1955. II\*. House. Late C16; rear additions of c.1950. Timber framed and plastered with red brick gable end to right. Two storeys and attics. Single long range. Against the rear wall are three massive stacks, each with the moulded bases of two octagonal shafts. Both the parlour and parlour chamber have particularly fine late C16 ornamental plaster ceilings. Remains of medieval moat (extract from NHLE 1215204).



Fig.1 Garnhams Farmhouse, Tannington

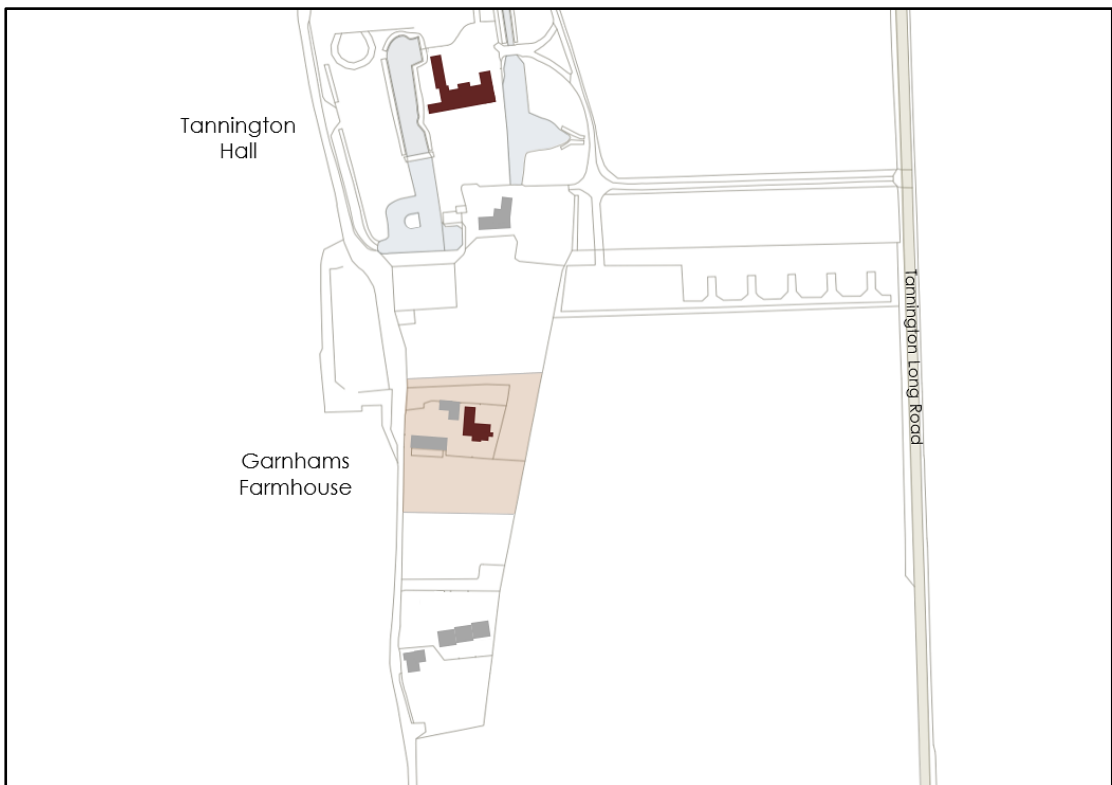


Fig.2 Present-day extent of property

- 006 *Garnhams Farmhouse* stands to the south of *Tannington Hall* on a site that originally abutted the western margin of *Tannington Green*. Alexander Adair (c.1743-1834) inherited the *Flixton Hall* estate from his uncle William Adair (c.1702-83) in 1783 and subsequently acquired *Tannington Hall* in 1788. Alexander Adair died in 1834 and bequeathed the estate to his distant kinsman, another William Adair (c.1754-1844). William died in 1844 and was succeeded by his son, Sir Robert Shafto Adair (c.1786-1869), who had been created 1<sup>st</sup> Baronet of *Flixton Hall* in 1838. Sir Robert rebuilt *Flixton Hall* after the early seventeenth century house (c.1615) had been destroyed by fire in 1846. Sir Robert died in 1869 and was succeeded by his son, Sir Robert Alexander Shafto Adair (c.1811-86), 2<sup>nd</sup> Baronet, who was created 1<sup>st</sup> Baron Waveney in 1873. Sir Robert died in 1886 and was succeeded by his brother, Sir Hugh Edward Adair (c.1815-1902), 3<sup>rd</sup> Baronet. Sir Hugh remodelled and extended *Flixton Hall* (1888-92). The outlying portions of the *Flixton Hall* estate were sold in 1920 and *Flixton Hall*, which had been in the Adair family since 1753, was sold by the 6<sup>th</sup> Baronet in 1950 (and demolished in 1953).
- 007 Thomas Dade (c.1556-1619) settled at *Tannington* in the 1580s. The Dades sold *Tannington Hall* in the mid-eighteenth century and the standing building is the remnant of a large Elizabethan house. The building is particularly notable today for the former parlour and parlour chamber both having very fine ornamental plaster ceilings of late sixteenth century date. *Tannington Hall* was acquired by Alexander Adair (c.1743-1834) in 1788 and was occupied by a tenant farmer, Samuel Ray (c.1758-1848), in the late eighteenth century and for the first half of the nineteenth century. The tithe apportionment of 1842 listed William Adair (c.1754-1844) as the owner of *Tannington Hall* and Samuel Ray as the occupant of the 125-acre holding. William Ray (c.1824-94) took over the tenancy and occupied *Tannington Hall* following the death of his grandfather in 1848. The property was renamed *The Oaks* during this period (c.1870). His father, another William Ray (c.1793-1879), occupied *Green Farmhouse* on the eastern margin of the green and farmed a 290-acre holding which formed part of the estate of Lord Henniker until 1918. *Tannington Green* was enclosed in the mid-nineteenth century (c.1854) and part of the common land came into the possession of the Adairs who increased the holding at *Tannington Hall* to 144 acres. William Ray continued to occupy the *Hall* in his retirement, whilst the farm was run by his younger brother, Charles Ray, who resided at *Green Farmhouse*. William died in 1894 and the property reverted to being known as *The Hall* in the early twentieth century.
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Fig.3 Tannington Hall (NBR 1949)



Fig.4 Tannington Hall

- 008 The Dades had also owned *Garnhams Farmhouse* but disposed of the tenanted farmhouse in 1757. The property was occupied at that date by John Aldous (c.1714-86). John died in 1786 and the tenancy was taken over by his son, another John Aldous (c.1758-1823). Alexander Adair (c.1743-1834) purchased the farmhouse in 1787 and a John Aldous was named as the occupant of the farm in a survey which most probably dates to the 1780s. The survey depicted the farmhouse with an L-shape plan and *Tannington Hall* with a courtyard plan. Samuel Ray was named as the occupant of the *Hall*. John Aldous was listed in land tax records of the 1790s as the occupier of a property owned by Alexander Adair. John continued to reside at the farmhouse in the early nineteenth century and died there in 1823.
- 009 The tenancy was held by John Carley (c.1783-1851) by 1832. John was the son of Robert Carley (d.c.1828) of Badingham and was referred to as a farmer at Laxfield in his father's will (1822). The tithe apportionment of 1842 listed William Adair (c.1754-1844) as the owner of the farmhouse at Tannington and John Carley as the occupant of the 64-acre holding. The tithe map depicted the L-shaped farmhouse and the farm premises positioned on the edge of the green (plot 27), with the rest of the holding extending to the west. Tannington is situated within an area known as *Woodland High Suffolk* which was predominantly a pastoral district in the seventeenth and eighteenth centuries. The tithe record reveals that about 45% of the land that belonged with the small farm remained as pasture in 1842 at a time when most farmers in the area only had about 20-25% of their land under grass following the move from a pastoral dairy-led economy to one that was dominated by arable production.
- 010 John Carley died in 1851, four years after his wife, Sarah (c.1790-1847), and was succeeded at the farm by his eldest son, Robert (c.1818-75). The tenancy agreement between the Adairs and Robert Carley was renewed in 1856. *Tannington Green* had been enclosed in about 1854 and the holding had been increased to 71 acres following the addition of part of the former green. An area of almost 26 acres (25a.2r.12p) had been acquired by the Adairs (plot 10) and this was divided between the properties occupied by William Ray (19 acres) and Robert Carley (7 acres). The tenancy agreement was renewed in 1874 and the details of the holding remained as listed in 1842 but now with the addition of an area described as *common inclosure* (plot 41).



Fig.5 Late eighteenth century survey (c.1780s)



Fig.6 Tithe map (1842)





Fig.7 Extent of holding (1842)

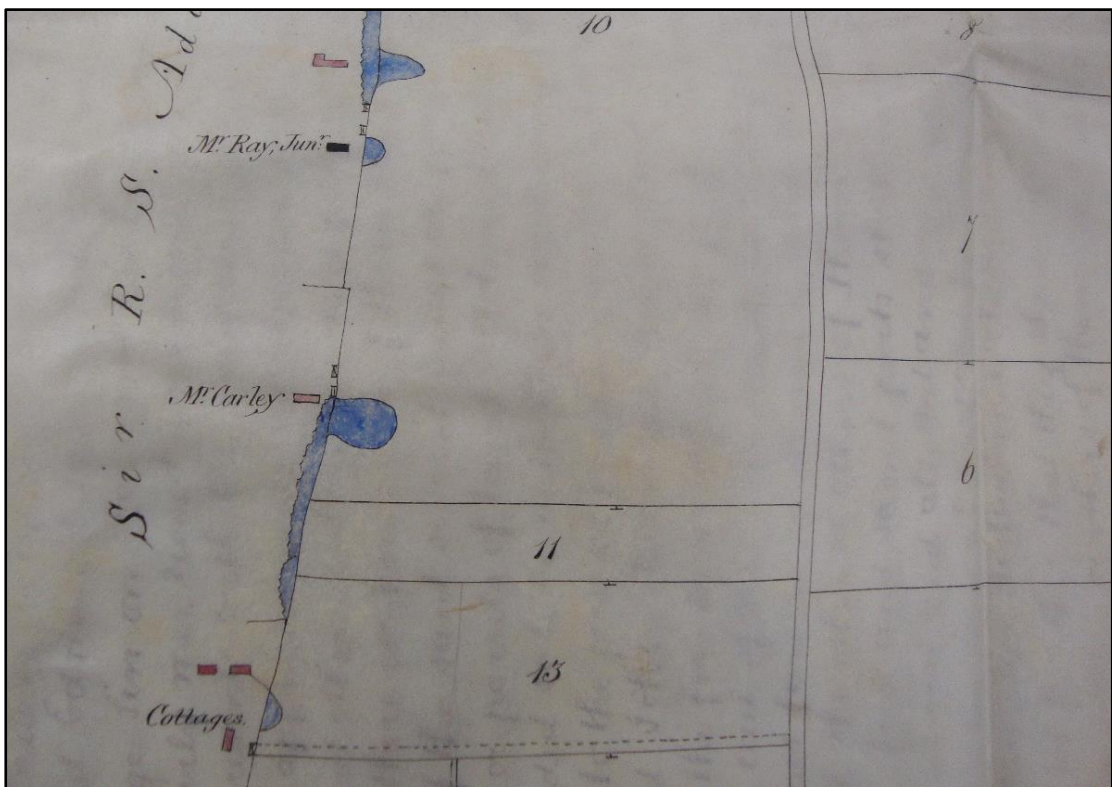


Fig.8 Conveyance of land (1854)

Source	Year	Tenant	Plot	Description	State	a.r.p			
Tithe apportionment	1842	John Carley	26	Driftway	pasture	1.1.11			
			27	House, yards, etc	premises	1.2.1			
			28	Cow Pightle	pasture	1.0.7			
			28a	Hempland	arable	0.1.28			
			30	Old Grass Meadow	pasture	7.2.21			
			31	Great Meadow	pasture	9.2.35			
			32	Great Park	arable	5.1.33			
			33	Little Park	arable	2.0.32			
			34	Coarse Meadow	pasture	5.1.29			
			35	New Land	arable	5.2.25			
			36	Five Corners	arable	5.3.21			
			37	Worlingworth Meadow	pasture	3.0.6			
			38	Worlingworth Plough	arable	3.3.17			
			39	Road Field	arable	7.3.10			
			40	Mill Mount	arable	2.3.30			
								Total acreage	63.3.26
									55% arable
						45% pasture			
Source	Year	Tenant	Plot	Description	State	a.r.p			
Estate book	1883	John Garnham	26	Driftway	arable	1.1.11			
			27	House, yards, etc	premises	1.2.1			
			28	Cow Pightle	pasture	1.0.7			
			28a	Hempland	arable	0.1.28			
			30	Old Grass Meadow	pasture	3.0.0			
			30a	Old Grass Meadow	arable	4.2.21			
			31	Great Meadow	pasture	9.2.35			
			32+33	Great Park and Little Park	arable	7.2.25			
			34	Coarse Meadow	pasture	3.2.20			
			35	New Land	arable	5.2.25			
			36+38	Five Corners and Worlingworth Plough	arable	9.2.38			
			37	Worlingworth Meadow	arable	4.3.15			
			39	Road Hill	arable	7.3.10			
			40	Mill Mount	arable	2.3.30			
			41	Common inclosure	pasture	7.2.12			
					Total acreage	71.1.38			
						65% arable			
						35% pasture			

Fig.9 Details of holding in 1842 and 1883

- 011 Robert Carley died in December 1875. His widow, Sarah (c.1816-77), was admitted to the *County Asylum* in 1876 and died the following year. Their daughter, Sarah Ann (c.1846-1902), had married John Garnham (c.1842-1922) in April 1875. John was the son of James Garnham (c.1808-97) of Worlingworth and occupied the 102-acre *Long Lane Farm* in Tannington which formed part of the Suffolk estate of Lord Henniker until the outlying portions were sold in 1918. John took over the tenancy of the Adair's 71-acre farm in 1876 but continued to reside at *Long Lane Farm* (known today as *Wood Farm*).
- 012 A detailed survey of the *Flixton Hall* estate was undertaken for Sir Robert Alexander Shafto Adair (c.1811-86) in 1883. The *Estate book* recorded the possession of 216 acres (215a.3.17p) in Tannington which was split between two holdings on the west side of the former green. The entry for the farmhouse (no.80) confirmed that the property was purchased in 1787 and that the tenant of the 71-acre holding was John Garnham. A plan in the accompanying *Survey book* showed the farm premises on the edge of the former green (plot 27) and the extent of the common that now formed part of the holding. The survey reveals that the amount of pasture on the holding had been reduced to 35% by 1883. The entry for *Tannington Hall* (no.81) confirmed that the property was purchased in 1788 and that the tenant of the 144-acre holding was Charles Ray.
- 013 The 1<sup>st</sup> edition (25") OS map was published in 1885 and was based on a survey undertaken in 1884. The map recorded the existence of a track that crossed the former green (plot 297) to provide the farm premises (plot 295) with access from the highway. The OS map also confirmed that the L-shaped farmhouse had been divided into two properties by 1884. The change to a pair of farm labourer's cottages occurred early in the tenancy of John Garnham. Robert Crowe (c.1833-91) occupied one half of the building with his wife Sarah Ann (c.1836-1904). Their son William (c.1868- ) and his wife Annie (c.1869-1959) would occupy the other half in due course. John Garnham moved from *Long Lane Farm* to *White House Farm* in Bedfield in about 1891 and also in that year he renewed the tenancy for the 71-acre farm at Tannington. The OS map was revised in 1903 (published 1904) but recorded little change at the farm premises. John Garnham continued in the tenancy at *White House Farm* after his wife had died in 1902 and appears to have remained there until his own death in 1922.

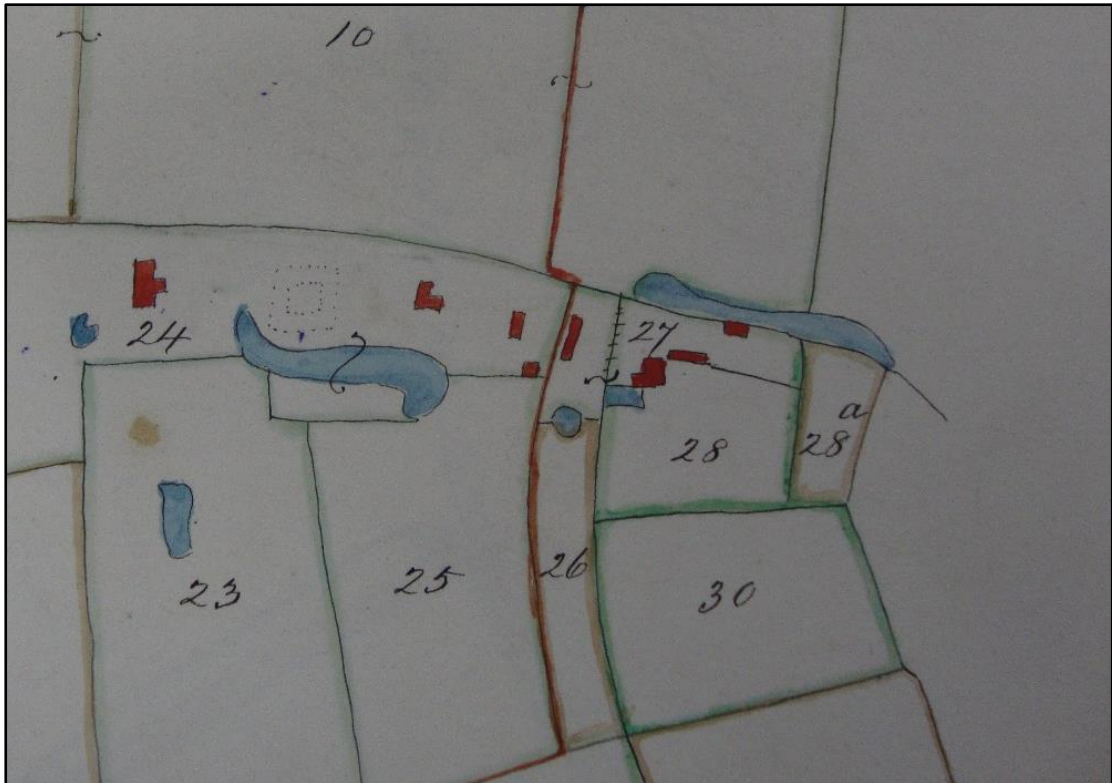


Fig.10 Survey book (1883)



Fig.11 Extent of holding (1883)

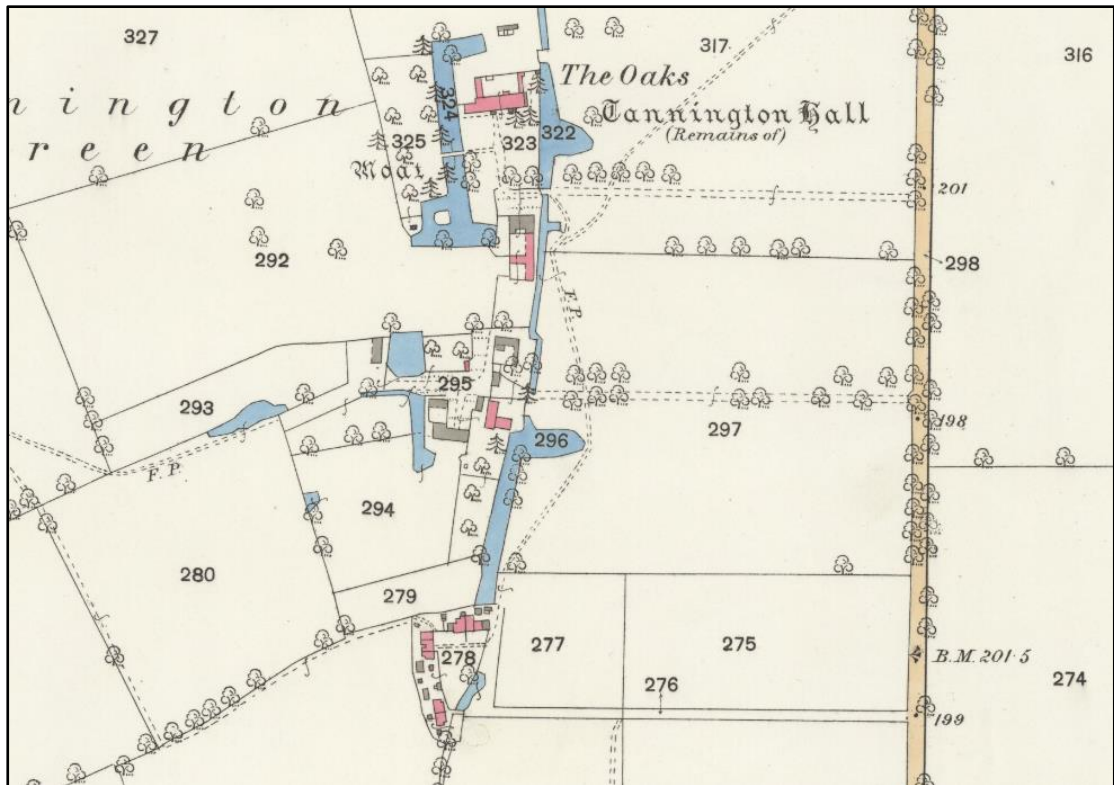


Fig.12 1885 OS map (surveyed 1884)

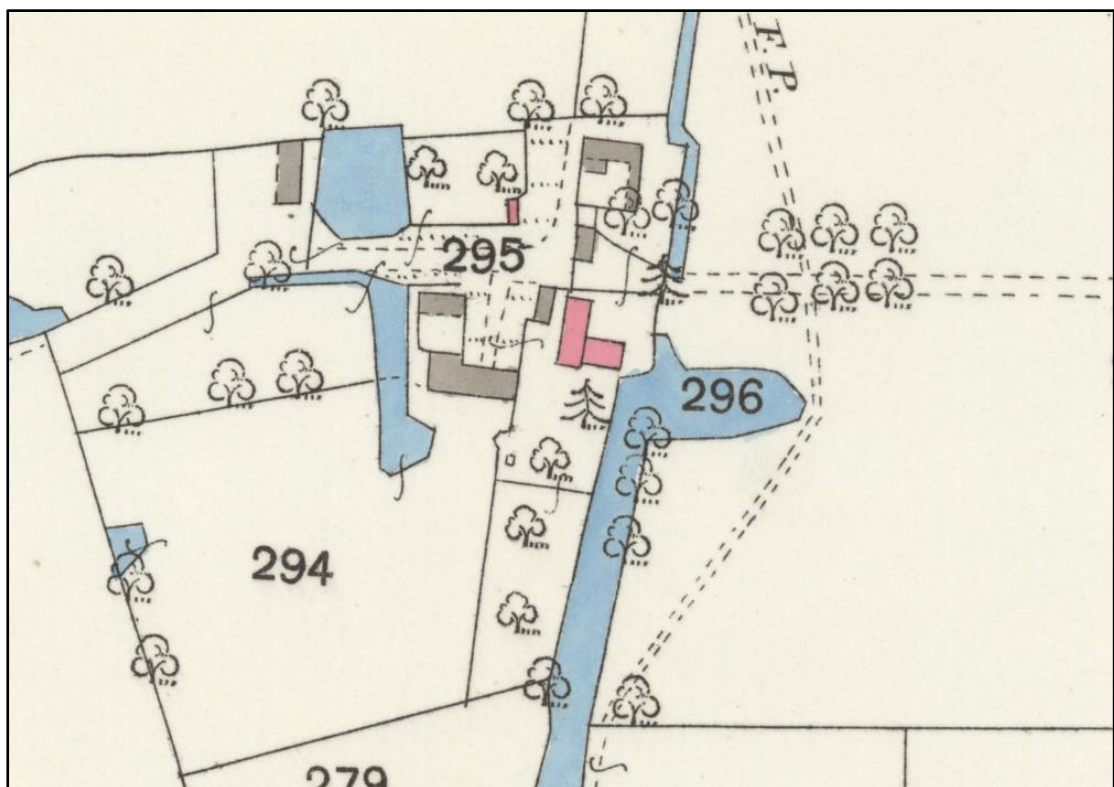


Fig.13 1885 OS map (surveyed 1884)

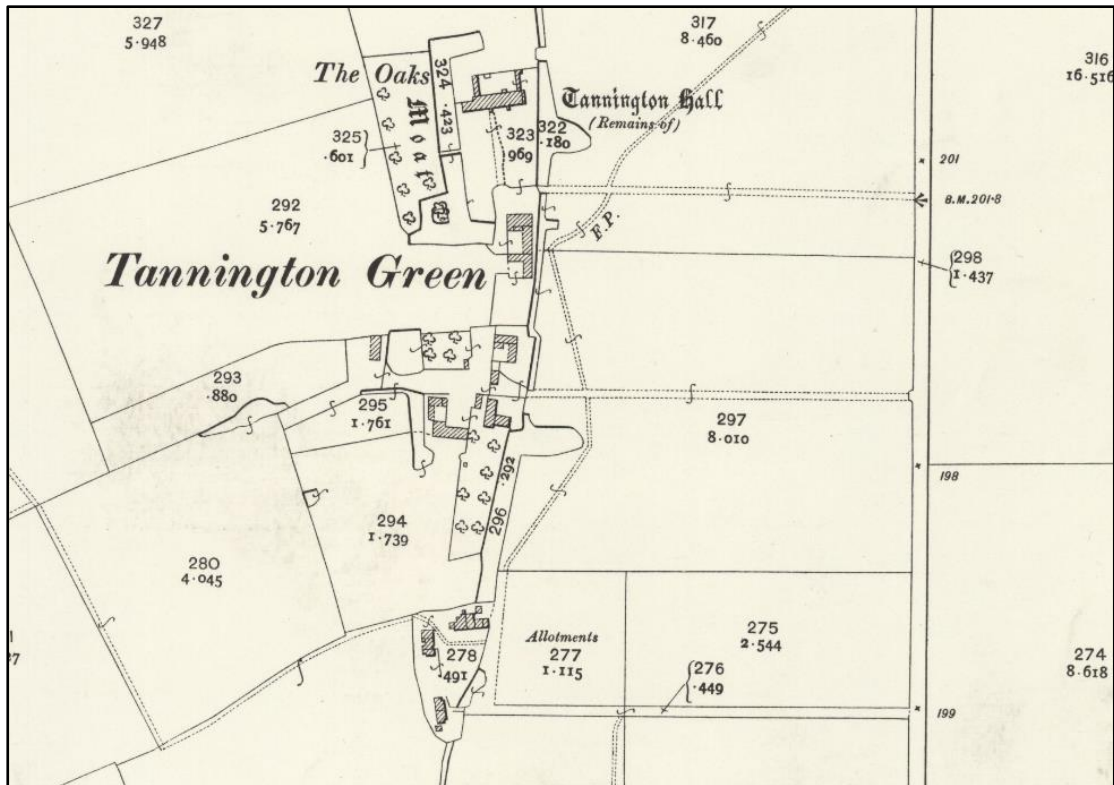


Fig.14 1904 OS map (revised 1903)

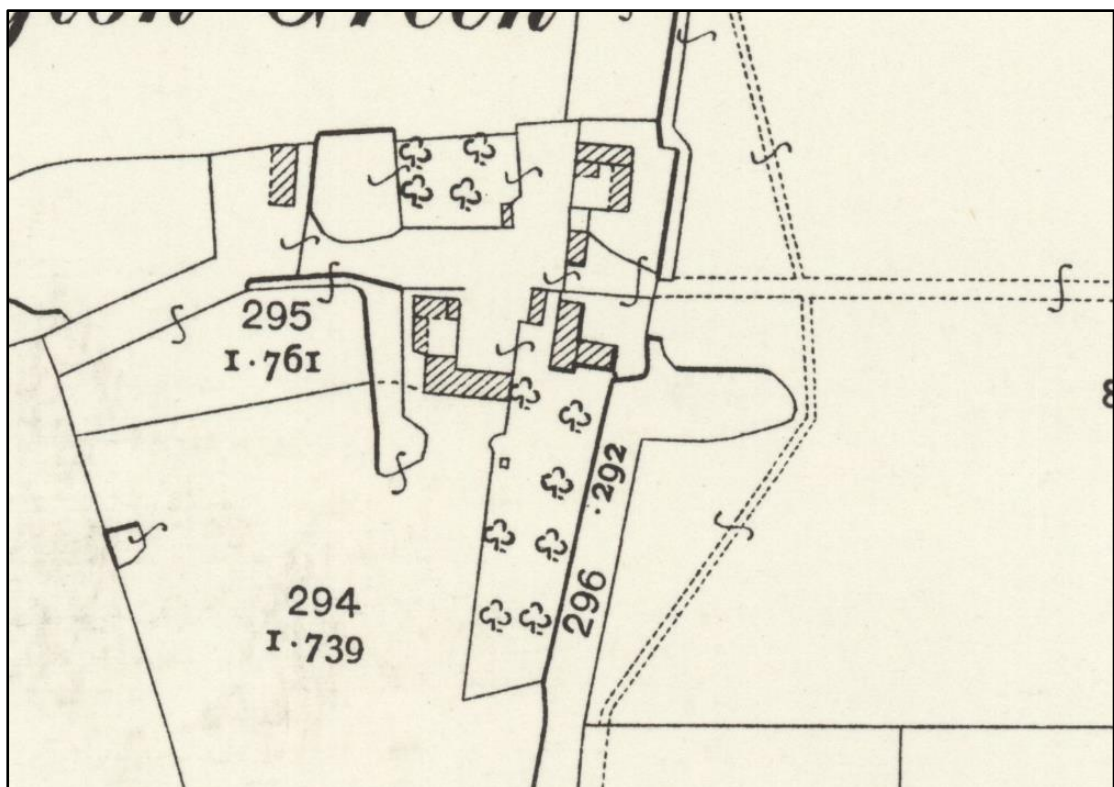


Fig.15 1904 OS map (revised 1903)

- 014 *Garnhams Farmhouse* had acquired its name by the mid-twentieth century. The current list entry for the former farmhouse (1988) describes the timber-framed building as having a *two-storey main range of late sixteenth century date and a one-and-a-half storey east wing of seventeenth century date which together form an L-shape plan*. The list entry for the grade II building also describes the east wing as having a *two-storey addition of nineteenth century date*.
- 015 *Garnhams Farmhouse* did not receive an entry in the first (1961) and second (1974) editions of *Pevsner*, nor the much enlarged third edition which was published in 2015. The farmhouse did appear in the *Provisional List* (1950) having been assessed in the late 1940s (1947x1950). The farmhouse was classified as *grade III* which declared that it was a building of *local interest*. Such buildings were not statutorily *listed* and did not obtain the protection afforded to buildings of other grades.
- Garnhams Farmhouse. III. C16/C17. L-plan. Two storeys and one-storey-and-attic wing with dormers. Timber-framed and plastered. Pantiled. Various casements. Plank door (Provisional List, 1950).
- 016 The principal range of *Garnhams Farmhouse* is in four bays and comprises a pair of timber-framed structures from two different periods. The earliest part is a single bay at the north end of the range which previously formed the southern end bay of a mid-fifteenth century structure. The surviving two-storey section had walls with widely-spaced studding and a hipped (and gablet) roof form with a collar-rafter structure. The external wall finish of daub plaster survives largely intact on the south wall having been protected by the later addition.
- 017 The remainder of the principal range is a three-bay structure of late sixteenth century date which was built with an open frame against the earlier building. The two-storey addition had walls with close-studding and an interior that was divided on both floors into a single-bay room to the north and a two-bay room to the south – the latter had a cambered tie-beam on the upper floor. The sixteenth century range was provided with an *East Anglian queen-post roof* which emerged as a distinctive type in the late fourteenth century and continued to be built until at least the late sixteenth century in North Suffolk. The form of this single-tier side-purlin roof was characterised by queen posts with jowled heads, clasping a square-set side purlin, and all topped by a collar.



Fig.16 Principal range (south and west elevations)



Fig.17 Principal range (north and east elevations)





Fig.18 Collar-rafter roof above mid-fifteenth century bay

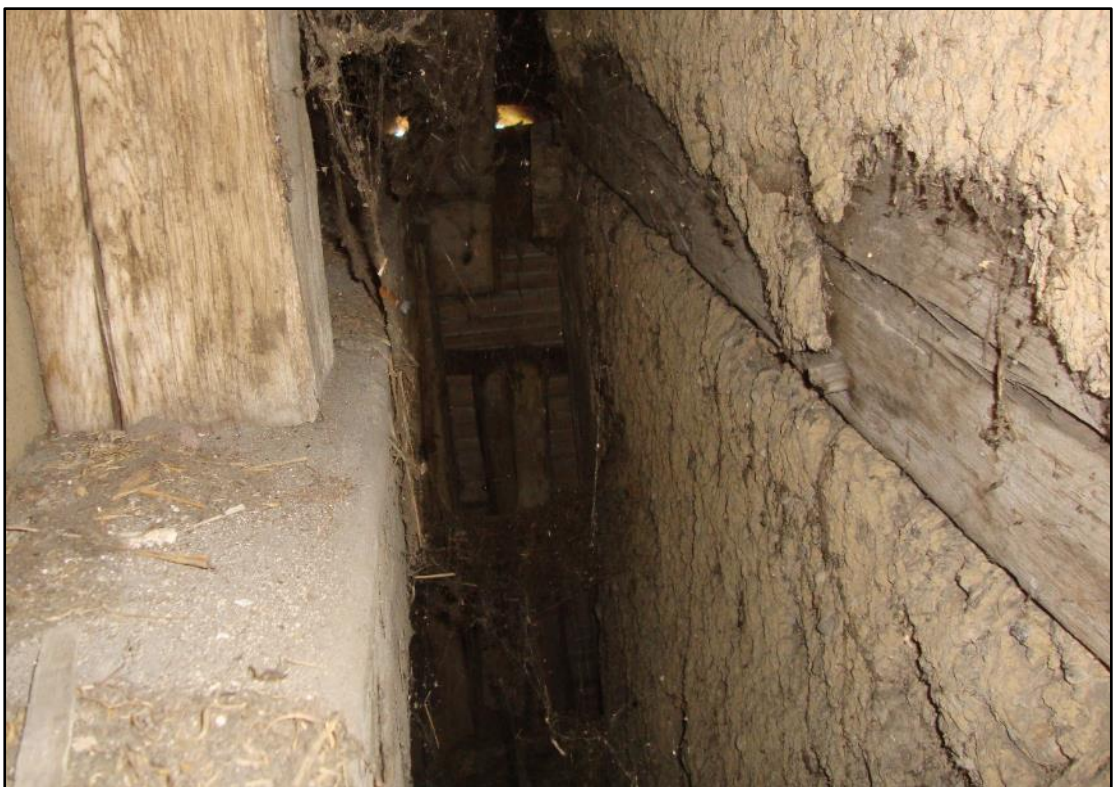


Fig.19 Daub plaster on external wall of mid-fifteenth century structure



Fig.20 East Anglian queen-post roof above late sixteenth century addition



Fig.21 Jowled queen post clasp square-set side purlin

- 018 The current list entry (1988) describes the original layout of the main range as *obscure*. A greater understanding of the extent of the building following the changes made in the late sixteenth century is presently hindered by the combination of an inability to gain access to the roof-space and the concealment of large areas of wall-framing. For example, the sixteenth century addition may have possessed an additional bay to the south, whilst the fifteenth century building may not have been reduced to a single bay until a later date.
- 019 The building had acquired an *L-shape plan* by the second half of the eighteenth century. It is probable that the north bay of the sixteenth century addition had originally served as the parlour to a two-bay hall to the south. A chimney-stack which possessed back-to-back fireplaces had subsequently been constructed in the north bay of the two-bay hall in order to provide the lower floor with a pair of heated rooms. The new arrangement required the sixteenth century stud wall between the former hall and parlour to be removed.
- 020 A one-and-a-half storey service range with an internal chimney-stack was constructed to the rear of the building in the eighteenth century. The timber-framed addition re-used components from a seventeenth century structure and completed a layout that met the requirements of a small tenanted farmhouse at that date. The building was divided into a pair of farm labourer's cottages in about 1880 with the point of division occurring on the line between the principal and secondary ranges. The east cottage was later enlarged to the south with the construction of a two-storey brick addition in the early twentieth century.
- 021 The tenanted holding was served by a barn that was constructed in the early seventeenth century and which remains standing immediately to the west of the farmhouse. The timber-framed barn was constructed in four bays and its external appearance when first built would have comprised walls finished with daub plaster and a roof covering of thatch. The interior of the barn was a single open space which contained a threshing bay that was entered from the south through a pair of full-height doors. The bay possessed a small opposing door to the north which would have been sufficient to provide the threshing floor with the required through-draught for the process of winnowing. The barn had a side-purlin roof structure, with the purlins being clasped against diminishing principal rafters and secured with wind braces.



Fig.22 Secondary range (north and east elevations)



Fig.23 Secondary range (south and east elevations)



Fig.24 Principal farm building



Fig.25 Farm premises (from NW)



Fig.26 Farm premises (from NE)



Fig.27 Farm premises (from SW)



Fig.28 Farm premises (from SE)



Fig.29 Indicative phasing plan

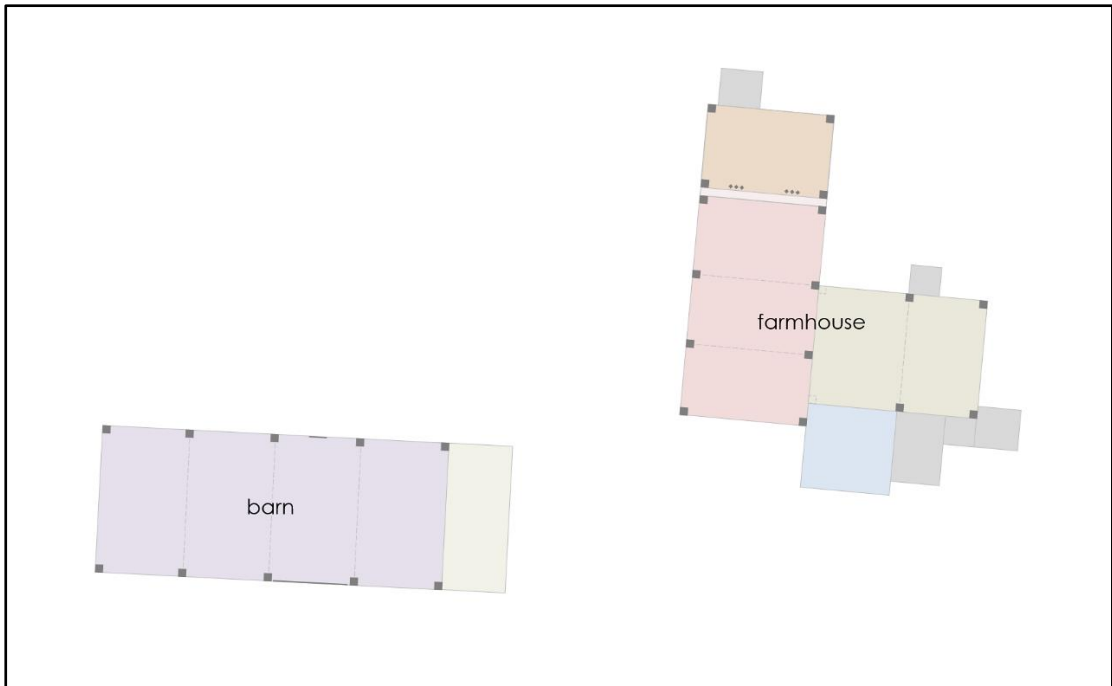


Fig.30 Indicative structural plan

## SYNOPSIS

- 022 The building known as *Garnhams Farmhouse* has been included in a list of buildings of special architectural or historic interest. In legislation and designation criteria, the term special architectural or historic interest of a listed building is used to describe what, in planning terms, is referred to as the identified heritage asset's *significance*. Significance derives not only from a heritage asset's physical presence but also from its setting, and is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.
- 023 *Garnhams Farmhouse* was entered on the *List* in 1988 and derives its name from a tenant of the holding in the late nineteenth century. The principal range of the grade II listed building is of timber-framed construction and comprises the southern end bay of a mid-fifteenth century structure together with a three-bay addition of late sixteenth century date. The two-storey building acquired an L-shape plan in the mid-eighteenth century with the construction of a one-and-a-half storey service range which met the requirements of a tenanted farmhouse. The farm premises abutted the western margin of *Tannington Green* and included a four-bay timber-framed barn that was built in the early seventeenth century. The green was enclosed in the mid-nineteenth century and the holding was expanded to 71 acres following the allocation of the common land. The farmhouse was divided into a pair of farm labourer's cottages in the late nineteenth century and one half was enlarged with a two-storey addition in the early twentieth century.
- 024 The significance of a place is the sum of its heritage values and *Garnhams Farmhouse* possesses *evidential, aesthetic, and historical value*. The physical remains that have been inherited from the past include the former farmhouse and the barn. Sensory and intellectual stimulation can be drawn from the combined setting of the farmhouse and its barn, and from the incorporation of an *East Anglian queen-post roof*. The past can be connected to the present through the association of the farmhouse with the Dades and the Adairs, and through the relationship of the site with the now enclosed *Tannington Green*.

## MANAGING CHANGE TO SIGNIFICANT PLACES

025 *Planning Practice Guidance* (2019) advises that any decisions where listed buildings are a factor must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act* (1990), as well as applying the relevant policies in the *Development Plan* and the *National Planning Policy Framework* (2023).

026 Sections 16(2) and 66(1) of the 1990 Act place a duty upon the local planning authority to have special regard to the desirability of preserving the listed building or its setting.

In considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 16[2]; *Planning [Listed Buildings and Conservation Areas] Act* [1990]).

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 66[1]; *Planning [Listed Buildings and Conservation Areas] Act* [1990]).

027 Preservation has been interpreted by the courts as meaning *to keep safe from harm* – that is, not harming the special interest of an individual building, its significance, as opposed to preventing any change. The desirability of preserving a listed building has been determined by the courts to be a consideration that must be regarded as having *considerable importance and weight*.

028 The *Development Plan* for the district of Mid Suffolk includes Part 1 of the *Babergh and Mid Suffolk Joint Local Plan* which was adopted in November 2023. Whilst there is no explicit requirement to consider the *Development Plan* in determining an application for listed building consent, any relevant policy will be a material consideration. Part 1 of the *Joint Local Plan* contains policy LP19 (*The Historic Environment*).

1. Where an application potentially affects heritage assets, the Councils will require the applicant to submit a heritage statement that describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be



- proportionate to the asset's importance and sufficient to understand the potential impact.
2. In addition, where an application potentially affects heritage assets of archaeological interest, the heritage statement must:
    - a. include an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person; and
    - b. if relevant, demonstrate how preservation in situ of those archaeological assets can be achieved through the design of the development and safeguarding during construction.
  3. The Councils will:
    - a. support the re-use/redevelopment of a heritage asset, including Heritage at Risk and assets outside settlement boundaries, where it would represent a viable use, and the proposal preserves the building, its setting and any features which form part of the building's special architectural or historic interest;
    - b. support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;
    - c. support proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is sustained; and
    - d. take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.
  4. In order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting.
  5. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will consider the extent of harm and significance of the asset in accordance with the

relevant national policies. Harm to designated heritage assets (regardless of the level of harm) will require clear and convincing justification in line with the tests in the NPPF.

6. Proposals which potentially affect heritage assets should have regard to all relevant Historic England advice and guidance.
7. Where development is otherwise considered acceptable, planning conditions/obligations will be used to secure appropriate mitigation measures and, if appropriate, a programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible. (policy LP19; *Babergh and Mid Suffolk Joint Local Plan - Part 1* [2023])

029 The policies contained within the *National Planning Policy Framework* (2023) are material considerations in the decision-making process. The *NPPF* (2023) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. *Conservation* is defined as the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. *Designated heritage assets* are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values.

In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (paragraph 203; *National Planning Policy Framework* 2023).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 205; *National Planning Policy Framework* 2023).

Any harm to the significance of a designated heritage asset should require clear and convincing justification (paragraph 206; *National Planning Policy Framework* 2023).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 208; *National Planning Policy Framework* 2023).

- 030 The building known as *Garnhams Farmhouse* was entered on the list of buildings of special architectural or historic interest in 1988 and is a designated heritage asset for the purpose of planning policy. Balanced and justifiable decisions about change in the historic environment depend upon understanding the values of any affected heritage asset and, with it, the ability to understand the impact of a proposal on its significance. An assessment of any affected heritage asset provides a baseline for considering the impact of a proposal on its significance.
- 031 *Garnhams Farmhouse* is a grade II listed building and derives its name from a tenant of the holding in the late nineteenth century (John Garnham [c.1842-1922]). The principal range is of timber-framed construction and comprises the southern end bay of a mid-fifteenth century structure together with a three-bay addition of late sixteenth century date. The latter includes an *East Anglian queen-post roof*. The two-storey building acquired an L-shape plan in the mid-eighteenth century with the construction of a one-and-a-half storey service range. This layout met the requirements of a tenanted farmhouse at that date. The farm premises abutted the western margin of *Tannington Green* and included a four-bay timber-framed barn that was built in the early seventeenth century. The green was enclosed in the mid-nineteenth century and the holding was expanded to 71 acres following the allocation of the common land.
- 032 The 440-acre *Tannington Hall Estate* was acquired by the Harvey family in 1967. Robert Harvey (c.1863-1935) purchased *Braiseworth Hall* in Tannington in 1914. Robert had earlier farmed at Southolt (*Paradise Farm*) but had been the tenant of the 221-acre *Braiseworth Hall Farm* and resident in the *Hall* since about 1899. Robert was succeeded at *Braiseworth Hall* by his son, Reginald Harvey (c.1903-76), who in turn was succeeded by his son, Robert C.W. Harvey (c.1933-92). *Tannington Hall* is today occupied by James Harvey (b.1962) who is the son of Robert C.W. Harvey and great grandson of Robert (d.1935). James' uncle, John Harvey (c.1937-2006), resided at the *Hall* following its acquisition in 1967.
- 033 *Garnhams Farmhouse* formed part of the *Tannington Hall Estate* in 1967 and was described as *modernised* in the sale particulars. The farmhouse had been divided into a pair of farm labourer's cottages in the late nineteenth century and the cottage that was formed in the service range had been enlarged in the early twentieth century with the construction of a two-storey addition.



Fig.31 Tannington Hall and Garnhams Farmhouse



Fig.32 View towards farmhouse from vicinity of Hall

- 034 Keeping historic buildings in good repair and in use is the key to their preservation. *Garnhams Farmhouse* today stands empty and is in need of considerable repair and improvement. The building also possesses modern alterations that have a negative impact on its significance.
- 035 The primary purpose of repair is to restrain the process of decay without damaging the character of a building, without altering its features of architectural or historic importance, and without unnecessarily disturbing or destroying historic fabric. Works of repair should be kept to the minimum required to stabilise and conserve buildings, with the aim of achieving a sufficiently sound structural condition to ensure their long-term survival, and to meet the requirements of any use. The authenticity of an historic building depends crucially on the integrity of its fabric and on its design, which may be original or may incorporate different periods of addition or alteration. The unnecessary replacement of historic fabric will have an adverse effect on the appearance of a building, will seriously diminish its authenticity, and will reduce its value as a source of historical information.
- 036 *Garnhams Farmhouse* is essentially a timber-framed building with an external cladding of render and a roof covering of black glazed pantiles with capped bargeboards. The joinery is painted and the plinths and chimneys are constructed in red brick. The two-storey addition was constructed in Fletton brick but has an external cladding of render. The proposed works will not alter these characteristics of the building.
- 037 The proposed scheme adopts a conservative approach to the repair of the building, seeking to retain historic fabric and to keep works to a minimum, whilst also taking the opportunity to enhance significance through the replacement of inappropriate materials and features. The building is proposed to remain divided as a pair of cottages.
- 038 The timber-frame was the primary structural component of the building and was made weather-tight with infill panels and external cladding. Buildings of traditional construction used permeable materials which were capable of absorbing and releasing moisture. Damp in the building fabric was therefore kept below the level at which decay would occur. With the repair and replacement of infill panels and external cladding, it is important that materials are used that are compatible with the traditional *breathing* performance of the building.

039 The condition of the timber-frame is often determined by the condition of the external cladding and infill panels and whether they have been repaired or replaced with inappropriate materials. Timber-framed buildings are vulnerable to decay when impermeable materials, such as cement-based renders, have been used in past programmes of repair. Cement-based render should not be used on timber-framed buildings as it impairs the traditional *breathing* performance and traps moisture within the fabric, causing damp and leading to the decay of the timber-frame and, ultimately, the loss of structural integrity.

Historic fabric will always be an important part of the asset's significance, though in circumstances where it has clearly failed it will need to be repaired or replaced .... The retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their significance (HEAN2, paragraph 41; *Making Changes to Heritage Assets*, Historic England 2016).

040 The *modernisation* of the building in the twentieth century included the replacement of the external cladding of the timber-framed building with a cement-based render on a backing of expanded metal lath. It is proposed to replace this modern cladding with lime render with a plain finish on a backing of timber laths. A small section of a previous external finish does, however, survive on the north elevation of the service range. This remnant has incised pargeting in the form of decorative *combed* work and its survival provides evidence for the earlier appearance of the building. It is proposed to conserve this section of the cladding.

041 The removal of the modern cladding will present an opportunity to assess the condition of both the timber-framed structure and the brick plinths and to undertake any necessary repairs. The removal of the modern render will also reveal whether any historic infill panels survive. The absence of historic infill, either in the form of voids between the studs or areas of modern infill, will present an opportunity to insert appropriate forms of insulation between the frame components before the external cladding is reinstated. Permeable insulation, such as sheep's wool, will be compatible with the traditional *breathing* performance of the building. Conditions should be imposed on any consent for the agreement of precise details of the above work which can only be determined upon the removal of the modern render and an assessment having been made of what survives and its condition.

042 Surviving historic windows are an irreplaceable resource and Historic England encourages the retention of windows that contribute to the significance of listed buildings. The former farmhouse retains one historic window that makes a positive contribution to the significance of the building. A single iron casement of nineteenth century date is located in an opening on the upper floor of the west elevation.

043 It is proposed to demolish the modern single-storey additions. The remaining windows in the building would, in addition to the nineteenth century window, then comprise a pair of *Crittall* windows and a three-light timber casement window from the early twentieth century, together with sixteen modern timber windows of various design.

Where historic windows (whether original or later insertions) make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair historic windows should be replaced with accurate copies. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, these replacements should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies (*Traditional Windows*; Historic England 2017).

Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building which is the desired outcome under national policy (*Traditional Windows*; Historic England 2017).

044 The *NPPF* (2023) states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Historic England also state in *HEAN2* that the replacement of unsuitable modern windows with more historically appropriate windows is likely to be an enhancement (*HEAN2: Making Changes to Heritage Assets*; Historic England, 2016).

Where a window that diminishes the significance of the building is to be replaced, the new window should be designed to be in keeping with the period and architectural style of the building. It may be possible to base the design on windows that survive elsewhere in the building or it may be necessary to look for examples in other buildings of the same period and style close by (*Traditional Windows*; Historic England 2017).

In cases where the significance of a building has been harmed by the installation of replacement windows of non-historic design, consideration may be given to the installation of new slim-profile double-glazed replacement windows where the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive, and no incidental damage to the building fabric will result from the removal of the existing windows (*Traditional Windows*; Historic England 2017).

- 045 It is proposed to retain and repair the single iron casement window and the three-light timber casement window. The various designs of the other eighteen windows do not follow historic patterns and it can be concluded that these windows do not make a positive contribution to the significance of the building. An opportunity therefore exists for considered change and for the enhancement of the heritage value of *Garnhams Farmhouse* which is desirable in policy terms.
- 046 The scheme proposes the replacement of these eighteen windows (and the modern door in the rear wall of the principal range) with new windows of a sympathetic historic pattern. The new windows would incorporate slim-profile double-glazing and none would be located in the same room as the retained windows. One of the new windows would be located in a new dormer which is proposed to replace the existing modern dormer in the north roof-slope of the service range.
- 047 The pair of twentieth century porches are proposed to be demolished. A main entrance would be reinstated on the principal (west) elevation of the farmhouse, with a door opening being formed in the position of the existing *Crittall* window. A new window opening would be formed to one side of the entrance door in an area of disrupted wall fabric. A new gabled porch would enclose the entrance door, whilst the door opening in the north gable end would be retained as a back entrance. The door opening in the north wall of the east cottage would be blocked following the removal of the porch. The modern lean-to addition would be demolished and an existing doorway in the south wall of the service range would serve as the main entrance to the east cottage. The lost section of the east wall of the two-storey addition would be reinstated.
- 048 The historic internal layout of the pair of cottages is proposed to remain unaltered. The internal works will include the repair of the lath and plaster walls and ceilings, together with works to address those alterations of the twentieth century (such as inserted partitions and replacement ceilings) which have a negative impact.





Fig.33 Proposed replacement of render and windows (from south-west)



Fig.34 Proposed replacement of render and windows (from south-east)



Fig.35 Proposed replacement of render and windows (from north-east)



Fig.36 Remnant of incised pargeing on rear service range

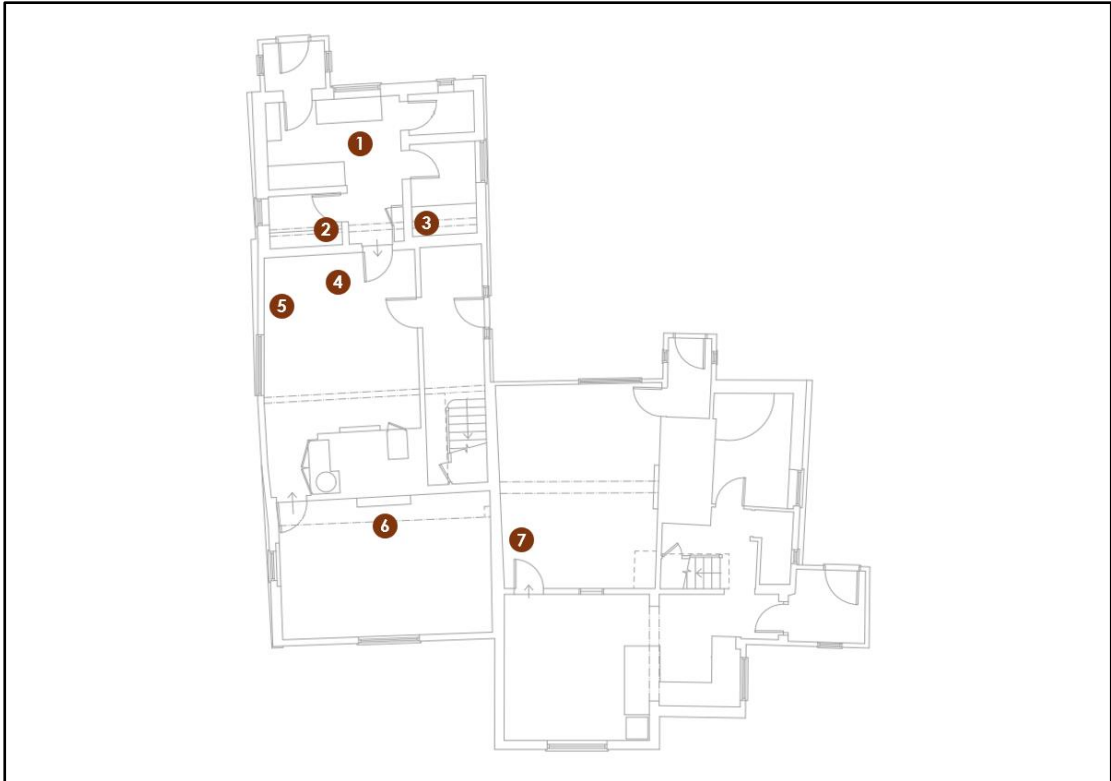


Fig.37 Existing lower floor (Roger Balmer Design)

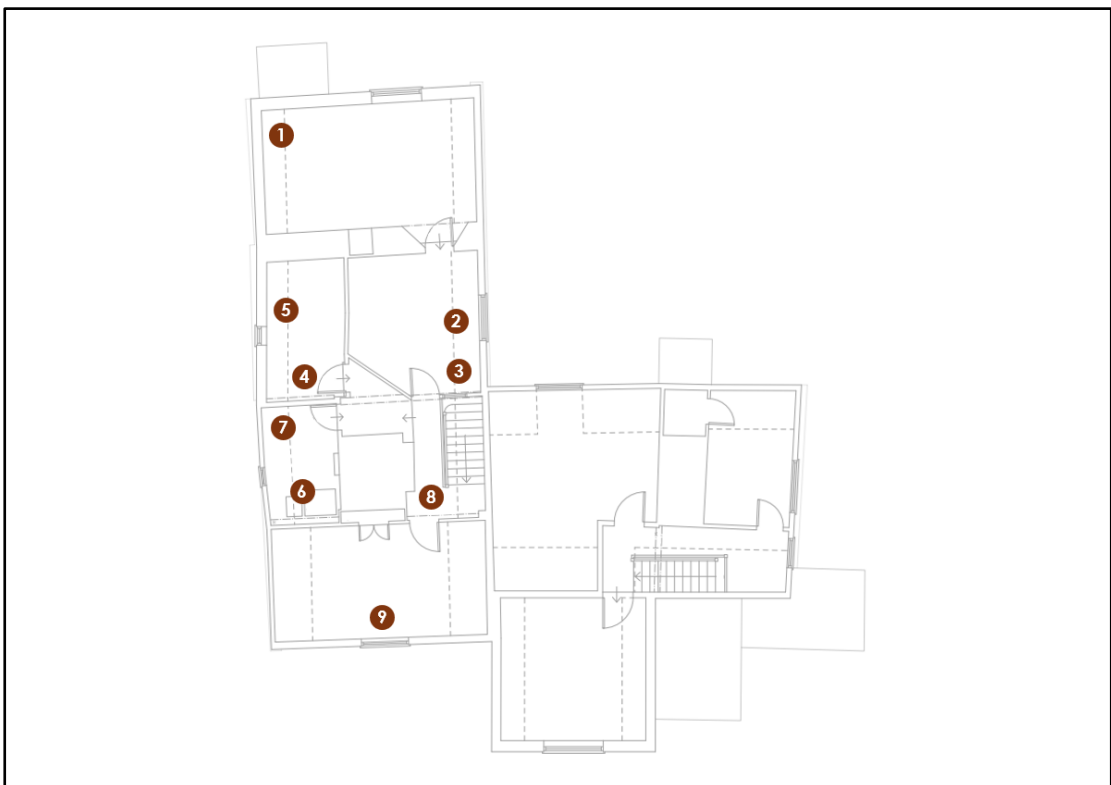


Fig.38 Existing upper floor (Roger Balmer Design)



Fig.39 Lower floor 1



Fig.40 Lower floor 2



Fig.41 Lower floor 3



Fig.42 Lower floor 4



Fig.43 Lower floor 5



Fig.44 Lower floor 6



Fig.45 Lower floor 7



Fig.46 Upper floor 1



Fig.47 Upper floor 2



Fig.48 Upper floor 3



Fig.49 Upper floor 4



Fig.50 Upper floor 5



Fig.51 Upper floor 6



Fig.52 Upper floor 7



Fig.53 Upper floor 8



Fig.54 Upper floor 9

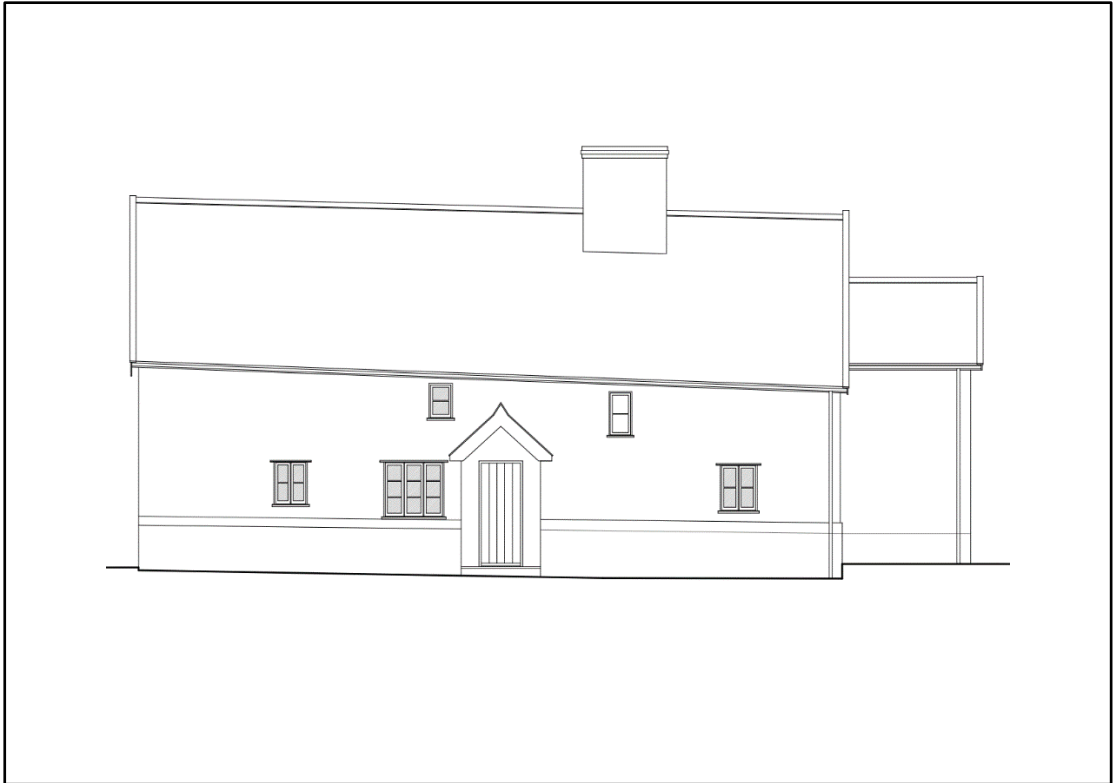


Fig.55 Proposed west elevation (Roger Balmer Design)



Fig.56 Proposed north elevation (Roger Balmer Design)



Fig.57 Proposed east elevation (Roger Balmer Design)



Fig.58 Proposed south elevation (Roger Balmer Design)

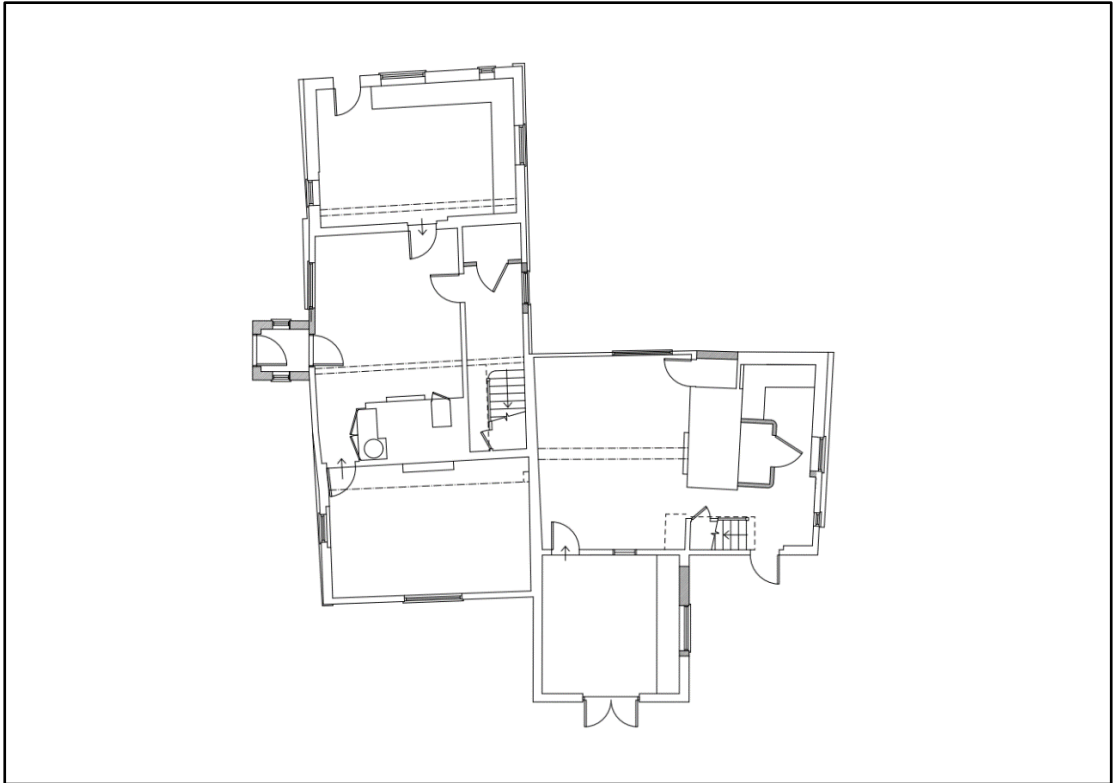


Fig.59 Proposed lower floor (Roger Balmer Design)

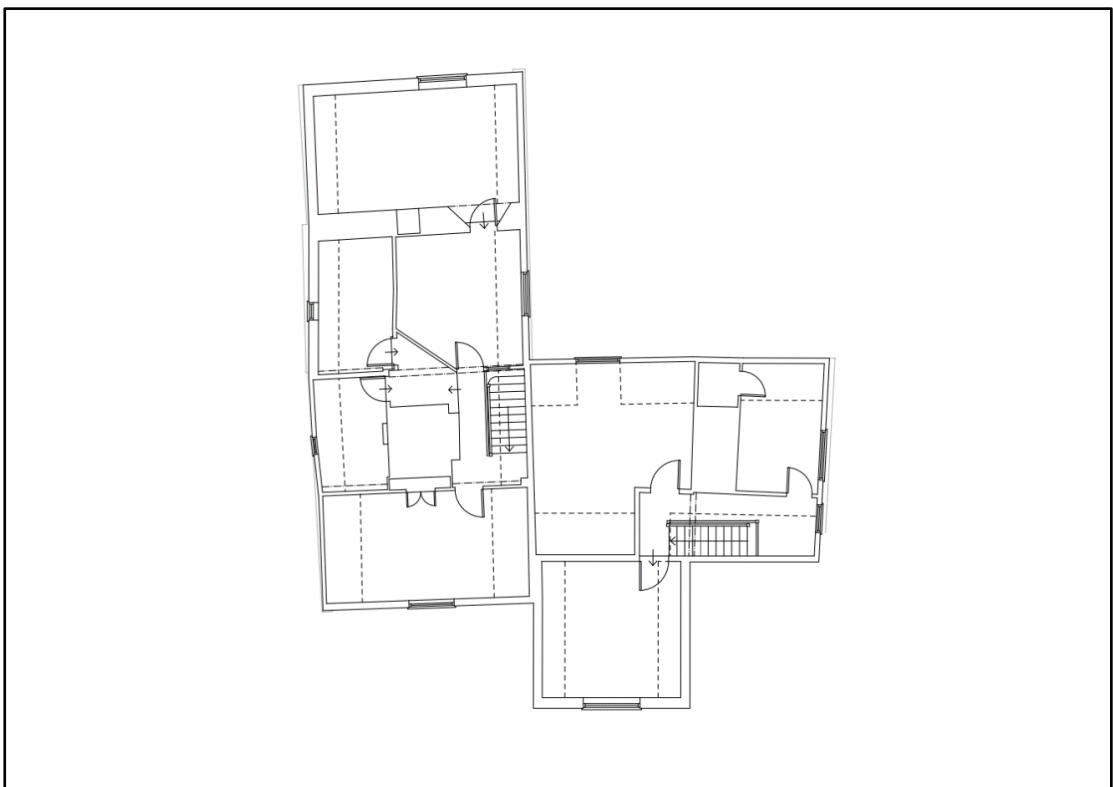


Fig.60 Proposed upper floor (Roger Balmer Design)



## CONCLUSION

- 049 Local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of putting them to viable uses consistent with their conservation. An understanding of the significance of a heritage asset should result in the development of a proposal which avoids or minimises harm. What matters in assessing whether a proposal may cause harm is the impact on the significance of the heritage asset.
- 050 The building known as *Garnhams Farmhouse* has been included in a list of buildings of special architectural or historic interest. The assessment of the affected heritage asset has provided an understanding of its heritage values. The former farmhouse is a grade II listed building and derives its name from a tenant of the holding in the late nineteenth century (John Garnham [c.1842-1922]). The principal range is of timber-framed construction and comprises the southern end bay of a mid-fifteenth century structure together with a three-bay addition of late sixteenth century date. The latter includes an *East Anglian queen-post roof*. The two-storey building acquired an L-shape plan in the mid-eighteenth century with the construction of a one-and-a-half storey service range. This layout met the requirements of a tenanted farmhouse at that date. The farm premises abutted the western margin of *Tannington Green* and included a four-bay timber-framed barn that was built in the early seventeenth century. The green was enclosed in the mid-nineteenth century and the holding was expanded to 71 acres following the allocation of the common land.
- 051 There is a requirement in this matter to have special regard to the desirability of preserving a listed building, its setting, and any features of special interest, and to have regard to any other material consideration. The proposals have been designed to not cause harm to the identified values of the affected heritage asset and therefore would not cause harm to its significance. It may be concluded that the proposals satisfy the statutorily desirable objective that is contained within section 16(2) of the *Planning (Listed Buildings and Conservation Areas) Act (1990)*. It may also be concluded that the proposals do not conflict with the heritage-specific policies that are contained within both the *National Planning Policy Framework (2023)* and Part 1 of the *Babergh and Mid Suffolk Joint Local Plan (2023)*.